

STATE REVIEW SHEET

NPS Project Number

Historic Preservation Certification Application — Part 1

Name of Property: 2519-2521, 2523-2525, & 2527 North Charles Street

Address of Property: 2519-2527 North Charles St., Baltimore, Maryland

Name of Registered Historic District: Charles Village Historic District

\_\_\_\_\_ date initial application received by State

\_\_\_\_\_ date additional information requested by State

\_\_\_\_\_ date complete information received by State

\_\_\_\_\_ date of this transmittal to NPS

Inspection of property by State staff? \_\_\_\_\_ no \_\_\_\_\_ yes      date: \_\_\_\_\_

1

The following information is enclosed:

☒ photos of facades and streetscapes

\_\_\_\_\_ photos of interiors

☒ signed, completed application

\_\_\_\_\_ map locating structure within historic district

\_\_\_\_\_ additional State comments on attached sheet

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For Evaluating Significance within Registered Historic Districts: Complete section (1), (2), or (3) according to which of the Secretary's "Standards for Evaluating Significance within Registered Historic Districts" applies.

(1) \_\_\_\_\_ The structure contributes to the historic significance of this district in:

\_\_\_\_\_ location \_\_\_\_\_ design \_\_\_\_\_ setting \_\_\_\_\_ materials \_\_\_\_\_ workmanship \_\_\_\_\_ feeling and association

Briefly explain how this structure relates to the significant qualities and characteristics of the district as described in the National Register nomination form or district documentation on file.

(2) ☒ The structure does not contribute to the historic significance of this district because:

☒ it does not add to the district's sense of time and place and historical development;

\_\_\_\_\_ the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.

Briefly explain this recommendation:

*This district is characterized primarily by 2-3 story brick and stone row houses erected between 1895 and 1915 with large scale institutional buildings such as schools, churches, and a hospital. Apartment houses dominate the northern end. The 2519-2521 and 2523-2525 structures are 1950s office buildings out of character with the district. The small building at 2527 was part of a swimming pool complex constructed in the 1930s. The swimming pool complex is not identified as contributing to the significance of the district. This building may also have been moved in the 1940s.*

(3) \_\_\_\_\_ For structures less than 50 years old:

\_\_\_\_\_ the historical merits of the district are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this structure's contribution.

\_\_\_\_\_ the strong historical or architectural merit of this structure as described in the National Register nomination form or district documentation on file justifies its certification as contributing.

\_\_\_\_\_ there is insufficient justification to consider this structure contributing on the basis of its individual architectural or historical merits or the significance of the district

Briefly explain how Standard (3) applies to this structure's individual merits or its significance in relationship to the significant qualities and characteristics of the district:

3

For preliminary determination that building is a potential certified historic structure:

## A. Nomination status of property:

- ☐ Nomination has already been submitted to State review board and, if reviewed by the board, property will be nominated within reasonable period of time. (Draft nomination attached).
- ☐ Nomination was submitted to the National Register on \_\_\_\_\_.
- ☐ Nomination will be submitted to the State review board within the next twelve months.
- ☐ Nomination process is expected to be completed within thirty months.
- ☐ Other; explain: \_\_\_\_\_

## B. Evaluation of property. (Complete 1, 2, 3, or 4, as appropriate.)

- ☐ 1. Property is a building which is *individually eligible*; it meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions: \_\_\_\_\_
- ☐ 2. Property is located within a district which is a potential registered historic district; the district meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions: \_\_\_\_\_
- ☐ 3. Building is located in a registered historic district, is outside the period or area of significance as documented in the National Register nomination, and;  
☐ Appears to contribute to the significance of the district. The State expects to submit revised nomination documentation to NPS on \_\_\_\_\_  
☐ Does not appear to contribute to the significance of the district.
- ☐ 4. Building should be denied a preliminary determination that it could qualify as a certified historic structure for the following reason or reasons: \_\_\_\_\_

## C. Statement of significance of the building and the district or expanded district, if applicable. Include a description of how the building contributes to the significance of the district or expanded district, if applicable.

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## State Official Recommendation:

This application for the above-named property has been reviewed by Ronald L. Andrews  
 a professionally qualified architect, architectural historian, or historian on my staff.

- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☒ The structure does not contribute to the significance of the above-named district.
- ☐ The structure appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The structure does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☐ The structure appears to contribute to the significance of a:  
☐ Potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.  
☐ Registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS. Nomination or district documentation will likely be revised.
- ☐ The structure should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation to evaluate structure. State's written request for documentation is attached.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

1-31-85  
 Date

[Signature]  
 State Official Signature

NATIONAL PARK SERVICE

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

B-4121

JAN 23 1986

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 2519-2527 North Charles Street  
Address of property: 2519-2527 North Charles Street

City Baltimore County \_\_\_\_\_ State Md Zip Code 21218

Name of historic district: Charles Village/Abell National Register Historic District

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☐ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.  
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
☒ certification that the building does not contribute to the significance of the above-named district.  
☐ preliminary determination for individual listing in the National Register.  
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Hanan Sibel Title Owner  
Street 2117 Maryland Ave. City Baltimore  
State Maryland Zip 21218 Telephone Number (during day): 301-837-7000

4. Owner:

Name Hanan Sibel  
Street 7503 Park Heights Ave City Baltimore  
State Maryland Zip 21208 Telephone Number (during day): 301-837-7000

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Hanan Sibel Date 1/23/86

Social Security Number or Taxpayer Identification Number [REDACTED]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.  
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.  
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.  
☐ does not appear to qualify as a certified historic structure.

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION-

NPS Office Use Only

Property Name

2519-2527 N. Charles Street, Baltimore, Md. PART 1

Property Address

Project Number:

B-4121

Owner Name/Social Security or Taxpayer ID Number

Description of physical appearance:

See Supplement Material No. 1

2519-2525 built 1950s (building permits)

2527 appears to have been built or extensively altered <sup>in the 1930s</sup> for use in connection with a swimming pool - the swimming pool was built in 1932 (building permits) - in 1936 another building permit was taken for construction of a restaurant which may be this building

Date of Construction: \_\_\_\_\_ Source of Date: \_\_\_\_\_

Date(s) of Alteration(s): \_\_\_\_\_

Has building been moved? ☐ yes ☒ no. If so, when? \_\_\_\_\_ note: Owner of property applied in 1942 for a permit to move restaurant building, which may be this building, but move apparently did not take place

6. Statement of significance:

See Supplement Material #2

7. Photographs and maps.

ch photographs and maps to application.

Continuation sheets attached: ☐ yes ☐ no

PROPERTY DESCRIPTION

2519-2527 North Charles St  
Baltimore  
Maryland

The subject property is located at 2519-2527 North Charles Street approximately 170 feet north of East 25th Street and 100 feet south of East 26th Street. The site is a rectangularly shaped parcel having 200 feet of frontage on North Charles Street and approximately 184 foot depth and containing a total area of 36,800+ sq.ft. It is bounded on its south and east side by a 20 foot alley and on its north side, it is adjacent to the B&O Railroad Tunnel. The site is level and on grade with adjacent streets; utilities are available and connected to the property. The land is governed by the O-R-2 zoning classification which permits the use of properties for offices and/or residences.

The site is improved by two 2-story brick office buildings and a small stone and frame building currently leased and occupied by a coffee shop. In addition to the building improvements, the lot is paved with a macadam surface and has marked parking for 78 vehicles.

The first building is located at 2519 North Charles Street and is currently occupied by the North Baltimore Center, Inc. under terms of the lease dated July 19, 1982, an abstract of which may be found in the Addenda of this report. This is a 2-story masonry office building with brick exterior walls and a partial plate glass front on the lower level. The building dimensions are 60 feet along Charles Street and 145 feet in depth with a total gross area of 17,400 sq.ft. Net rentable area is 15,762+ sq.ft.

The first floor has a front lobby and a reception area, the remainder of which is partitioned into several private offices of various sizes. Interior finish consists of asphalt tile over concrete floors and a combination of plaster and sheet rock walls which have been painted. The ceiling consists of a combination of acoustical tile and plaster. There are adequate men's and ladies' restroom facilities on each floor and lighting is provided by fluorescent fixtures throughout. To the rear of the first floor is a large area used for kitchen facilities and behind that is a loading and storage area with one overhead garage door providing drive-in loading facilities.

The second floor is finished similar to the first with asphalt tile floors drywall partitions and acoustical tile ceiling. The building is not served by elevators but has a central stairwell and a rear stairway used as emergency exit.

Heat is provided by two oil fired hot water boilers with baseboard radiation along the perimeter walls. Air conditioning and ventilation is provided by roof mounted compressor and air handling units which are located in the utility area on the first floor. Each floor has its individual HVAC system. This building is considered to be in fair to good overall condition, however, cosmetic repairs would be required for any future re-leasing of the building.

The second building is located at 2521-23 North Charles Street and consists of a 2-story and partial basement masonry office building with brick exterior walls. It has plate glass on the first floor set in aluminum frames with double entrance door into a lobby which contains a stairwell to the second floor and entrance to the first floor area. Exterior dimensions are 64 feet by 130 feet for a total above ground building area of 16,680+ sq.ft. with a net rentable area of approximately 14,830 sq.ft.



Property Description (cont'd.)

The first floor is generally open office space with private offices located along the south wall. It has asphalt tile floor covering, painted sheet rock and plaster walls and a celotex acoustical block ceiling with flush mounted fluorescent light fixtures. There are adequate men's and ladies' restroom facilities on both floors. The second floor is entered by way of a stair from the front lobby. Finish on this level is similar with asphalt tile floor covering, sheet rock and wood paneling walls and acoustical tile ceiling with fluorescent fixtures. There is an additional rear stairwell at the northeast corner of the building which also provides access to the basement.

The entire building is heated by a central hot water heating plant which is located in the basement and is distributed by way of baseboard radiation along the perimeter of each floor. Central air conditioning is provided throughout by a chilled water system with a water tower on the roof, through ducts in various areas of the building. Owners and managers of the building have reported that a complete new HVAC system is required.

Basement is under the rear part of the building only and is 64 feet by 35 feet with 11 foot ceiling heights. This area is divided into three uses including storage area, furnace room and a large open area. There is a 65 gallon gas fired automatic hot water heater in the furnace room and two gas fired hot water boilers, one for each floor of the building.

The building is considered to be in fair to good condition, however, interior remodeling is anticipated. We are appraising the building as if the remodeling had been completed and the interior finish of the building brought up to modern office standards with a good commercial grade of carpeting, partitioned walls restructured to provide for more modern efficient office space and a new suspended acoustical tile ceiling. In addition, we are appraising the building as if the HVAC system has been repaired or replaced.

In addition to the two office buildings there is a small one-story stone and frame building used as a coffee shop. It has a customer service area and counter area, a rear kitchen and two piece lavatory. Total area is estimated to be 660 sq.ft. Heat is provided by forced air gas fired furnace. The building is in only fair condition. Your appraisers do not consider that this building adds significantly to the total value of the improved site and would anticipate that, upon termination of the lease agreement in July, 1984 this building would be razed to provide additional parking for the two office buildings.

ZONING, HIGHEST & BEST USE

The subject property is governed by the office-residence district (O-R-2). The purpose of this district is to accommodate office and residential uses in appropriate locations near major thoroughfares and in certain areas providing for a mixture of office and residential development. The regulations for this district are intended to encourage sound development of such areas and to promote the stability and desirability of this district and adjacent districts. Specific uses and restrictions to use may be found within the Zoning Ordinance of Baltimore City 1979 Edition in Chapter 5. Essentially a variety of residential and office uses are permitted including business, governmental and professional offices but excluding sales and bulk storage of merchandise on the premises. Floor area ratios for the O-R-2 district shall not exceed 3.0.

The subject property is improved by two 2-story masonry office buildings which have been constructed in accordance with current zoning and represent a legal conforming use from the existing zoning classification. These buildings are approximately 25 years old and have considerable economic life remaining. They are of a functional design and have a desirable balance of off-site parking. Based upon these factors and the strength of the neighborhood, it is your appraisers' opinion that the current use of the subject property as professional offices is representative of highest and best use for the site.

ASSESSMENT DATA & TAXES

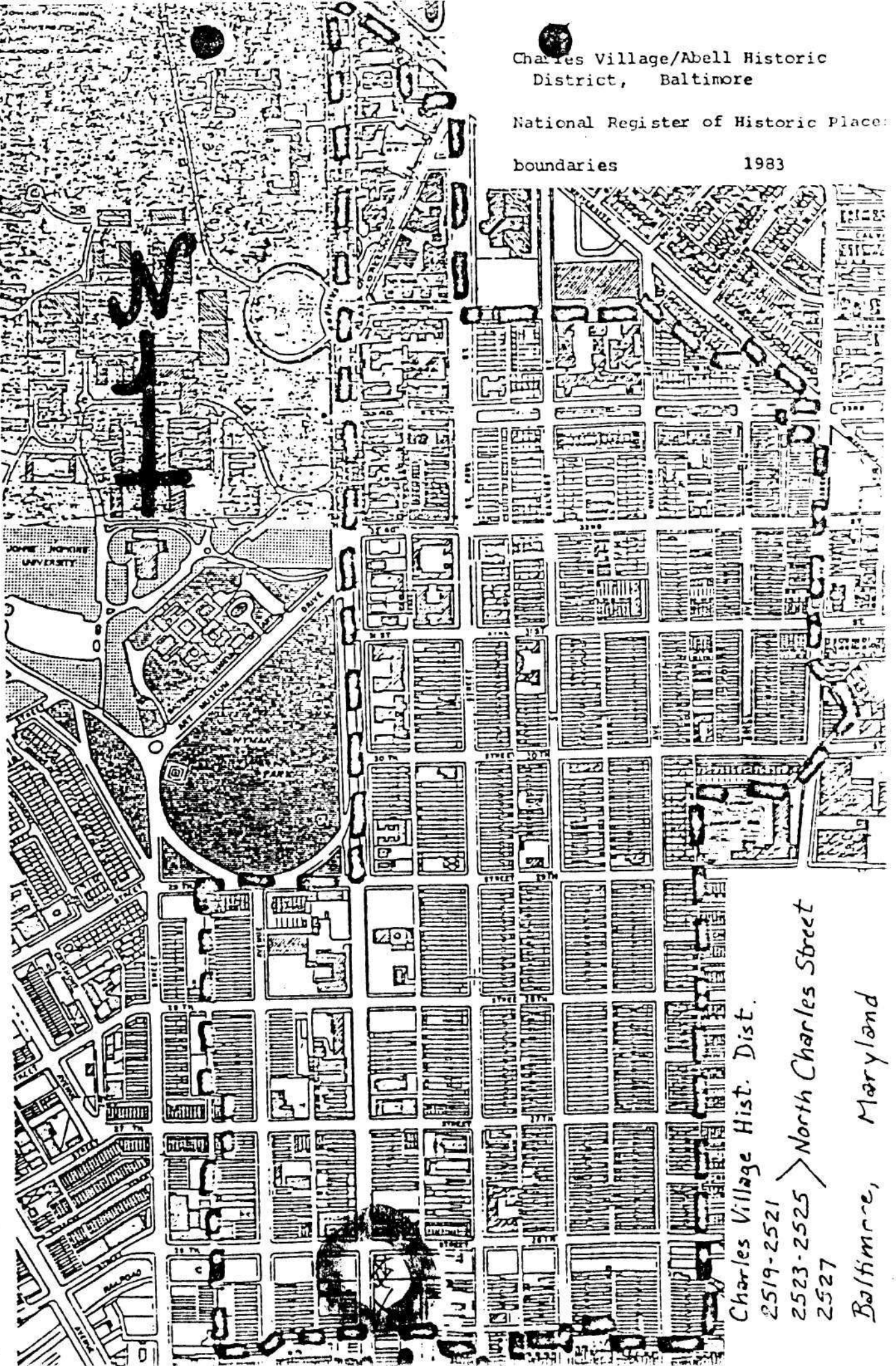
The subject property is assessed to the Lakewood Company with a current full cash value of \$147,300 for land, \$446,450 for building improvements for a total full cash value of \$593,750. 1983/84 phase-in value is \$593,750 indicating that it is in third year of assessment and the current assessment is \$262,800. As the tax rate for Baltimore City and Maryland State is at \$6.20/\$100 of assessed valuation, we estimate annual tax burden to be approximately \$16,300.

Charles Village/Abell Historic  
District, Baltimore

National Register of Historic Places

boundaries

1983



Charles Village Hist. Dist.  
2519-2521  
2523-2525 > North Charles Street  
2527  
Baltimore, Maryland



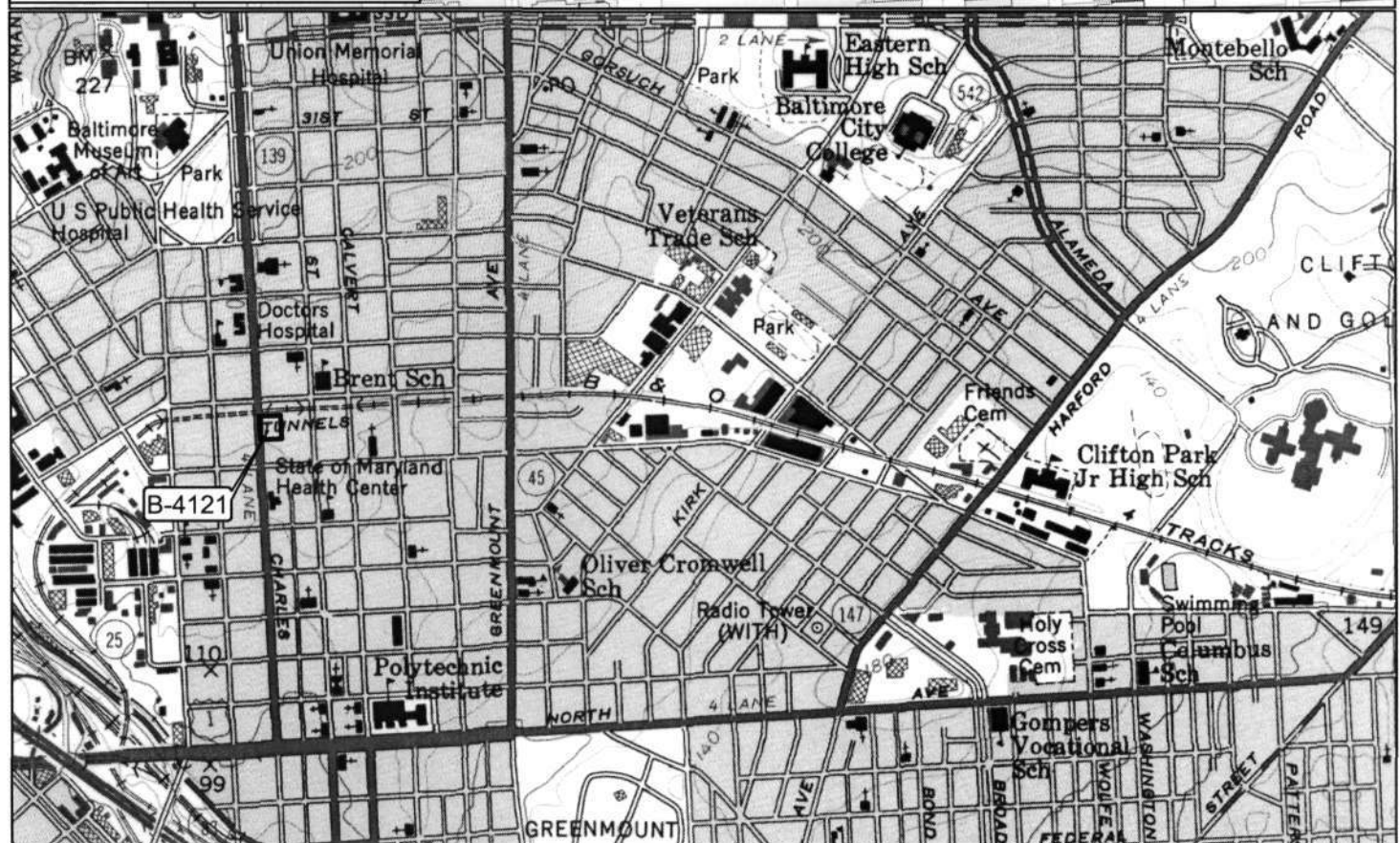
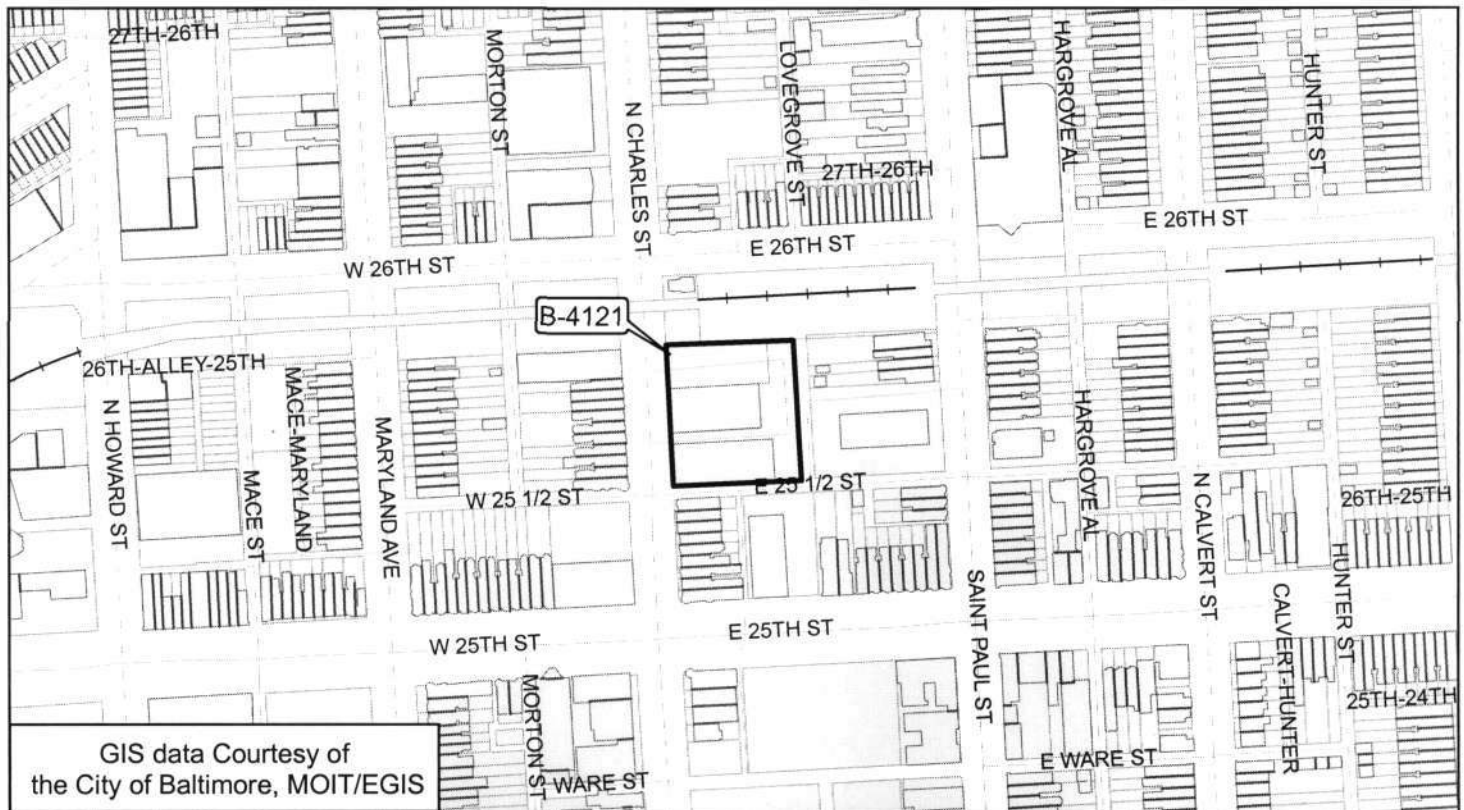
B-4121

2519-2527 N. Charles Street (2519 possibly standing others demolished)

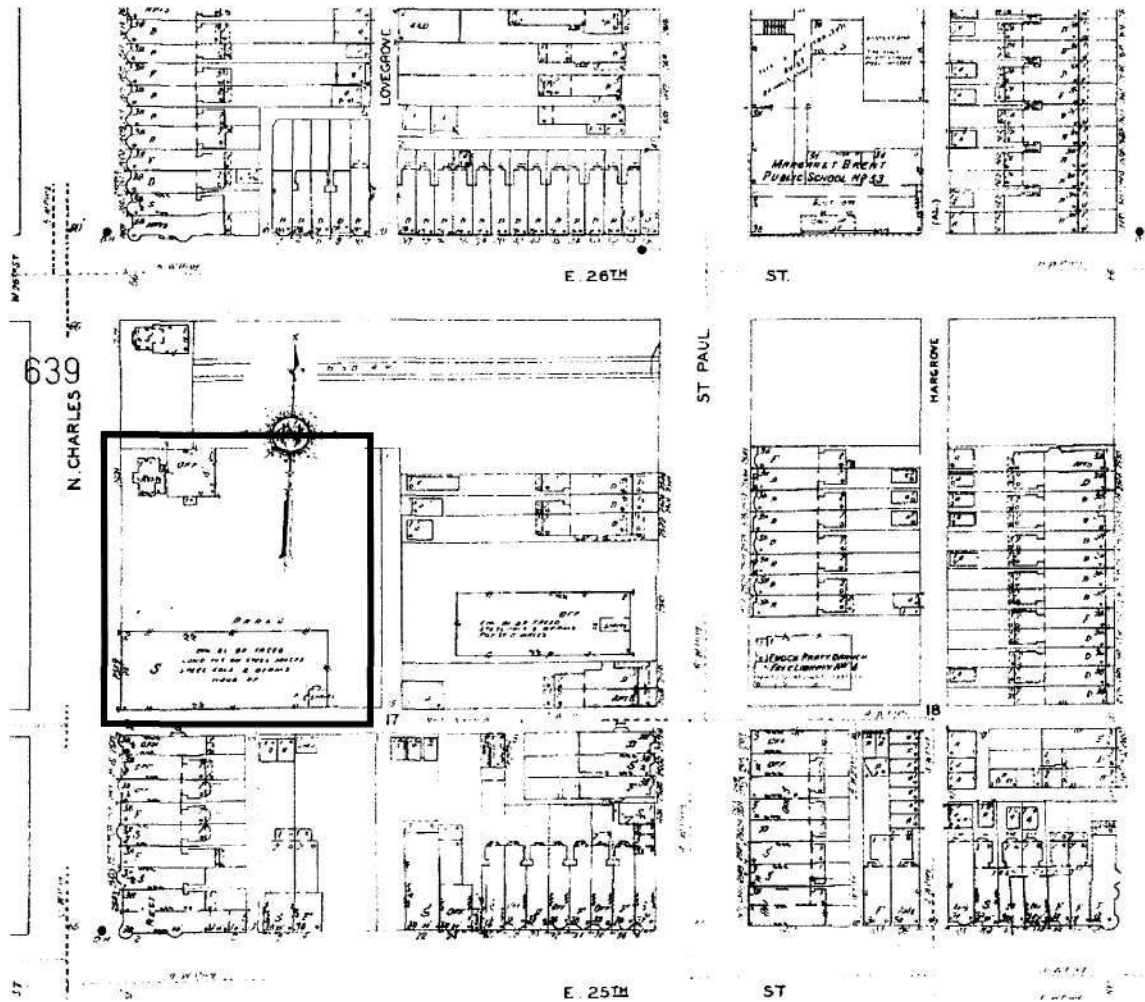
Block 3831

Baltimore City

Baltimore East Quad.



B-4121  
2519-2527 N. Charles Street  
Baltimore City  
Baltimore 1914-1953 vol. 6, 1928, sheet 640

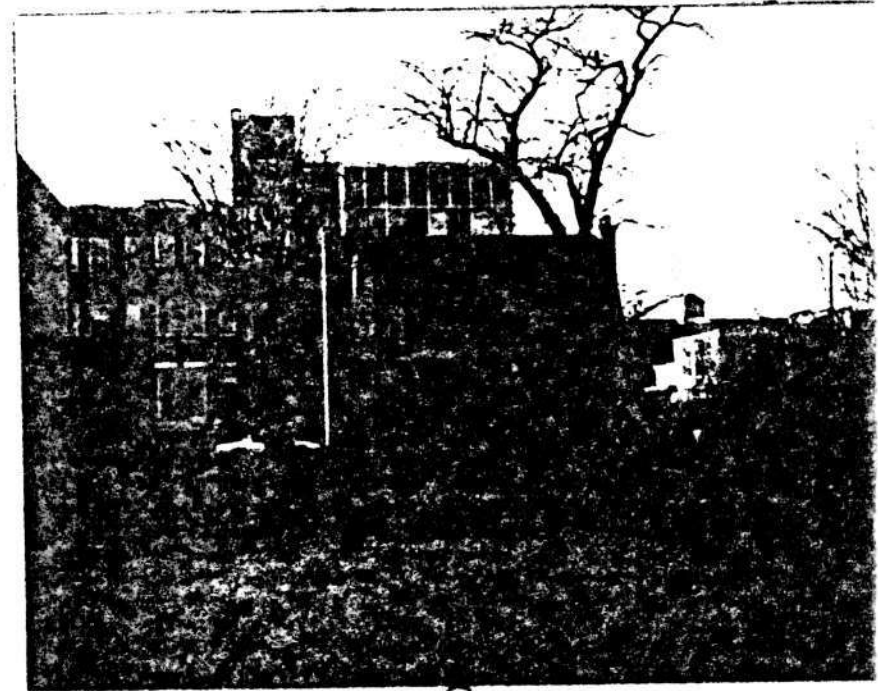


B-4121



2527  
N. Charles

Front



REAR



Neighborhood homes  
Charles Village